

# BONSALL COMMUNITY SPONSOR GROUP

*Dedicated to enhancing and preserving a rural lifestyle*



COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP  
REGULAR MEETING MINUTES  
Tuesday, April 2, 2019  
Bonsall Community Center  
7:00 P. M.  
31505 Old River Road  
Bonsall, California

Disclaimer Language

*Public Disclosure*

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A. CALL TO ORDER - 7:00 p.m.

PRESENT: Morgan, Davis, Carullo-Miller, Hatano, and Faulk

Absent: Norris, McGiboney

B. PLEDGE OF ALLEGIANCE:

C. Motion to approve Minutes of the BCSG meeting of November 13, 2018 by Davis, second by Carullo-Miller

D. PUBLIC COMMUNICATION:

a. Morgan conducted a conversation with updates from the public and staff regarding the traffic congestion in the Osborne Street area and large truck traffic on Gopher Canyon Road. Opportunity for the County's Parks to purchase sale of property near Villa Montellano.

b. The property located Hwy. 76 at E. Vista Way is for sale by the State which was in our community plan to be designated as a Park & Ride. The City of San Marcos' (w/LAFCO) plans to take over the Buena Creek area. The City of Oceanside's Council voted to eliminate the Melrose Extension near Guajome Park from there City Mobility Element.

c. Larissa Anderson from the Bonsall School Board notified the Community that a budget vote will go to the public to co-locate Bonsall High School at the Palomar College satellite campus as well as the bussing of children will be eliminated because of funding issues.



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## E. ACTION ITEMS: (Voting Items)

- a. Marcus Lubich from County Parks and Rec. gave a presentation for the Park Lands Dedication Ordinance (PLDO) to give a high-level overview and begin the process of getting public ideas to prioritize how to spend PLDO funds as required by F-26. Morgan requested that cleaning of the 60 acre parcel bounded by Camino del Rey, Old River Road and the San Luis Rey River be cleaned with money coming out of general maintenance. There were calls from the public to remove/clean palm trees burnt in the Lilac fire. Lubich presented maps of the 50 acre San Luis Rey Active Recreational Area and the San Luis Rey Dulin Road Active Recreational Area (that is shared 50/50 with Fallbrook). The areas are envisioned to be used for ballparks, trails and possibly an amphitheater. Morgan requested that the county add the property for sale at Via Montellano to the park. Lubich announced that there would be a public outreach meeting at the Bonsall Community Center on April 29, 2019 from 6-7:00 PM.
- b. Nael Areigat from County Dept. of Public Works gave a presentation on the Camino del Rey improvement project that is slated to begin in 2021. The \$10M project is designed to keep the roadway from flooding by improving the culverts on both sides and by raising and shifting the road surface away from the creek. It is 70% designed at this time. A detour roadway is planned to run behind the row of trees that grow to the west of Camino del Rey to allow traffic to access the corridor while the construction is underway. The necessary land for the detour is on three separate parcels (that are all up for sale). If the owners of the parcels do not agree to a deal for the detour, the construction will need to be done in 5 phases with West Lilac Road used as the detour. It is possible that plan could have problems based on a traffic study of diverting excessive traffic past Bonsall High School. Areigat also presented news that the department was unable to get funds to change the junction of Camino del Rey and Old River Road at Bonsall Church. He asked the BCSG to address the issue in our priority list especially if our preference is for a roundabout. A motion was made by Davis to accept the road improvement plans as presented by Areigat and to return with a new proposal should the project face alteration during planning. Faulk seconded the motion and it was passed with a unanimous vote
- c. Morgan described the need and function for a public volunteer to serve on the I-15 Design Review Board. She provided contact information for those individuals who expressed interest.
- d. Jim Chigela the project manager for the Bonsall Carefield Assisted Care Facility (PDS2019-REZ-19-001) proposed for Thoroughbred Lane and SR 76, presented details of their plans/request to have the property rezoned from C-30 to C-46 and to have two site plans carried out to gain approval for construction of an 80 bed senior care facility (56 assisted living units, and 24 memory care units). The CEO of Carefield and project architects explained details of the proposed residents, and design features of the facility

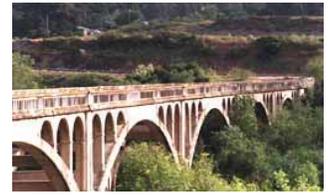


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Morgan requested that no parking be visible from the front of the property (per BCSG Design Review Guidelines) and we were told that the berm and planned green landscaping would prevent most all vehicles from being visible. The owner of VNUL Information Technology presented her concerns about access to her property that is east of the project along the short frontage road parallel to Hwy 76. She is hoping to build an IT training center but has not submitted plans for this project and was being told that the road Carefileld is improving will be private and at risk of being monopolized by Carefield traffic she is concerned. A median strip required for bio-retention when Caltrans re-routed that section of Hwy 76 prevents the road from being widened, so Carefield is planning to widen the road to 24 feet by using part of their property. On April 2, 2019 the BCSG made a motion on Assisted Care Facility PDS2019-REZ-19-001 located at Thoroughbred Lane and SR 76, Bonsall. Motion made by Faulk to approve the rezoning of the property from C30 to C46 and the bundled site plans required by the project. Motion was seconded by Carullo-Miller with Morgan and Hatano voting "aye" and Davis voting "nay". Request street name change in front of facility as Highway 76 and the road going north to Fallbrook is currently named Mission. Motion was approved 4-1.

F. DISCUSSION OF PROPOSED PROJECTS INFORMATION ONLY

G. GROUP BUSINESS – INFORMATION AND DIRECTION

H. ADJOURNMENT 9:30 P.M.

Respectfully submitted: Richard Hatano, Secretary



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